

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blackfriars Road, Glasgow,  
G1

224459345

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

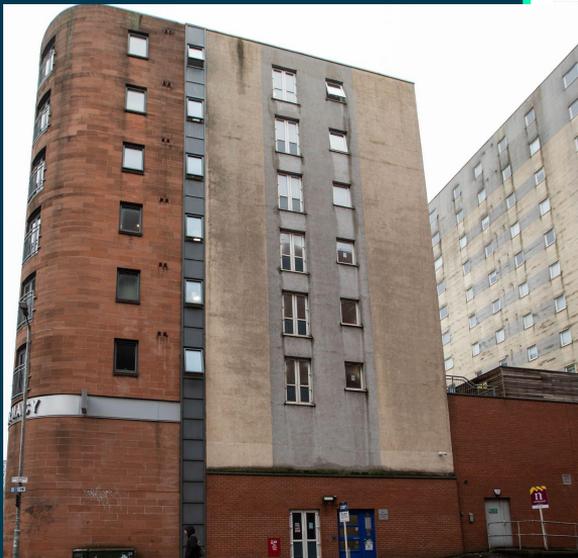
Our latest listing is in Blackfriars Road, Glasgow, G1

Get instant cash flow of **£750** per calendar month with a **19.2%** Gross Yield for investors.

This property has a potential to rent for **£982** which would provide the investor a Gross Yield of **24.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

**Don't miss out on this fantastic investment opportunity...**



Blackfriars Road, Glasgow,  
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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £982**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £75,000.

## PROPERTY VALUATION

£ 75,000

Stamp Duty ADS @ 8%	<b>£6,000</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000</b>
<b>Total Investment</b>	<b>£82,000</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 982

Returns Based on Rental Income	£750	£982
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£75.00	£98.20
<b>Total Monthly Costs</b>	<b>£90.00</b>	<b>£113.20</b>
<b>Monthly Net Income</b>	<b>£660.00</b>	<b>£868.80</b>
<b>Annual Net Income</b>	<b>£7,920.00</b>	<b>£10,425.60</b>
<b>Net Return</b>	<b>9.66%</b>	<b>12.71%</b>

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£8,462**  
Adjusted To

Net Return                      **10.32%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.



£150,000

## 1 bedroom apartment for sale

+ Add to report

Albion Street, Merchant City

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jan 2024 to 5 Feb 2024 (32 days) by Rettie, Glasgow City



£140,000

## 1 bedroom flat for sale

+ Add to

Duke Street, Glasgow, Glasgow City, G4

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2025 to 8 Jan 2026 (165 days) by Slater Hogg & Howison, City Centre, Glas

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 1 bedroom flat

Blackfriars Rd, Glasgow, G1

NO LONGER ADVERTISED

Marketed from 26 Dec 2025 to 14 Feb 2026 (49 days) by OpenRent, London

+ Add to report



£950 pcm

## 1 bedroom flat

MERCHANT CITY- Blackfriars Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2024 to 10 Jun 2024 (25 days) by Martin & Co, Glasgow West End

+ Add to report

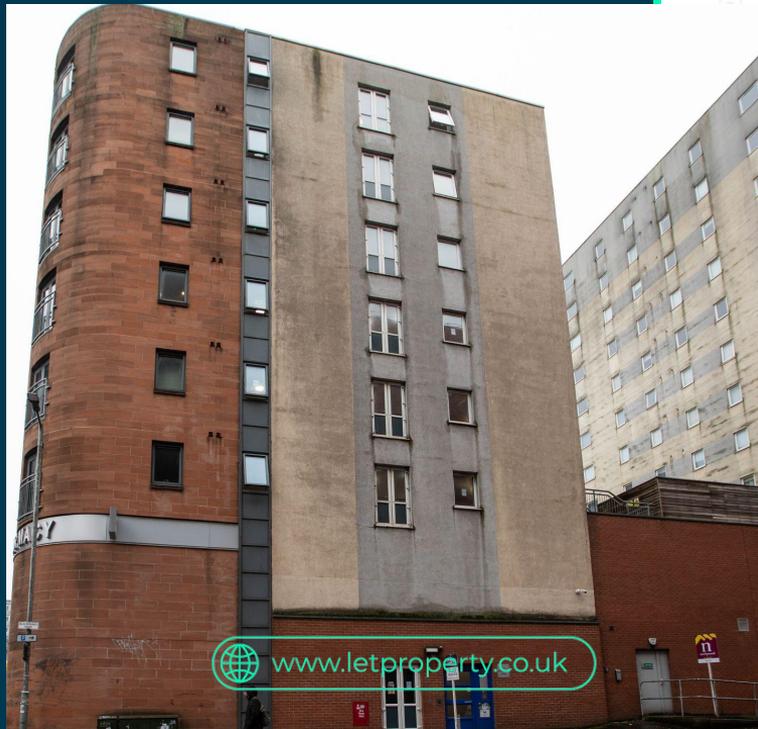
# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **4 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Blackfriars Road, Glasgow, G1

PROPERTY ID: 224459345

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**